

# Downtown Zoning Realignment

## Small Area Meetings: General Commercial – Downtown District GC-D

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April 6, 2022



# Agenda

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1. Downtown Strategic Plan & Zoning Diagnostic Report – Recommendations/Timeline
2. Special Considerations:
  - Streetscapes Initiative
  - Non-Conforming Uses
  - Development Standards
3. General Commercial Boundary Realignment – What's Logical?
4. Downtown Zoning Use Table – What Uses Will be Allowed?
5. Feedback: Question & Answer Session



# Downtown Zoning Diagnostic: Freese & Nichols

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- Report outlines 14 recommendations, addressed through:
  - Zoning
  - Development Process
  - Economic Development
- Implementation Schedule: high, medium, low impact
  - ✓ Zoning realignment – *high impact*
  - ✓ Update CBD – *high impact*
  - ✓ Revise RDD regulations – *low impact*
  - ✓ Adopt Property Maintenance Code – *high impact*
  - Resolve parking issues in downtown area – *low impact*
  - Amend outdoor dining ordinance to reflect streetscape recommendations – *low impact*

Zoning Diagnostic QR Code



# Downtown Strategic Plan: Progress to Date

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- Code Enforcement: zones realigned for improved service downtown
- TIF #4 board activated; increment allocation 2020
- Downtown Improvement Grant (4B):
  - Increased funding level FY18-19 by \$50,000 to assist with sidewalk, curb/gutter, tree well repairs
  - Public Works assessed sidewalk deficiencies; owners/tenant notified & utilizing program for improvements
- Downtown Property Maintenance Code (PMC) & Vacant Structure Registry (VSR):
  - Feb. 2021: council approves both PMC and VSR
  - Oct. 2021: ordinances became effective; *applies to non-residential properties*
- Parking Issues:
  - Lindemann Parking Garage Project and Arts Collaborative
- RAISE Grant:
  - Rebuilding American Infrastructure with Sustainability & Equity – DOT funds;
  - \$25M application to assist with downtown infrastructure improvements

# Project Timeline...

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- Dec. 9, 2021: Public Forum for owners/tenants - MPEC
- March 28: Area meeting #1 – River Development District (RDD)
- March 31: Area meeting #2 – Central Business District (CBD)
- April 5: Area meeting #3 - Light Industrial-Downtown District (LI-D)
- ***April 6: Area meeting #4 – General Commercial-Downtown District (GC-D)***
- May 2022: Draft report for discussion to DZSC and P&Z Commission
- June/July 2022: P&Z Commission - Public hearing & Rezone recommendation
- August 2022: City Council - Public hearing & Rezoning Ordinance for consideration



# Existing Zoning Greater Downtown

## Overview:

### 4 zoning districts:

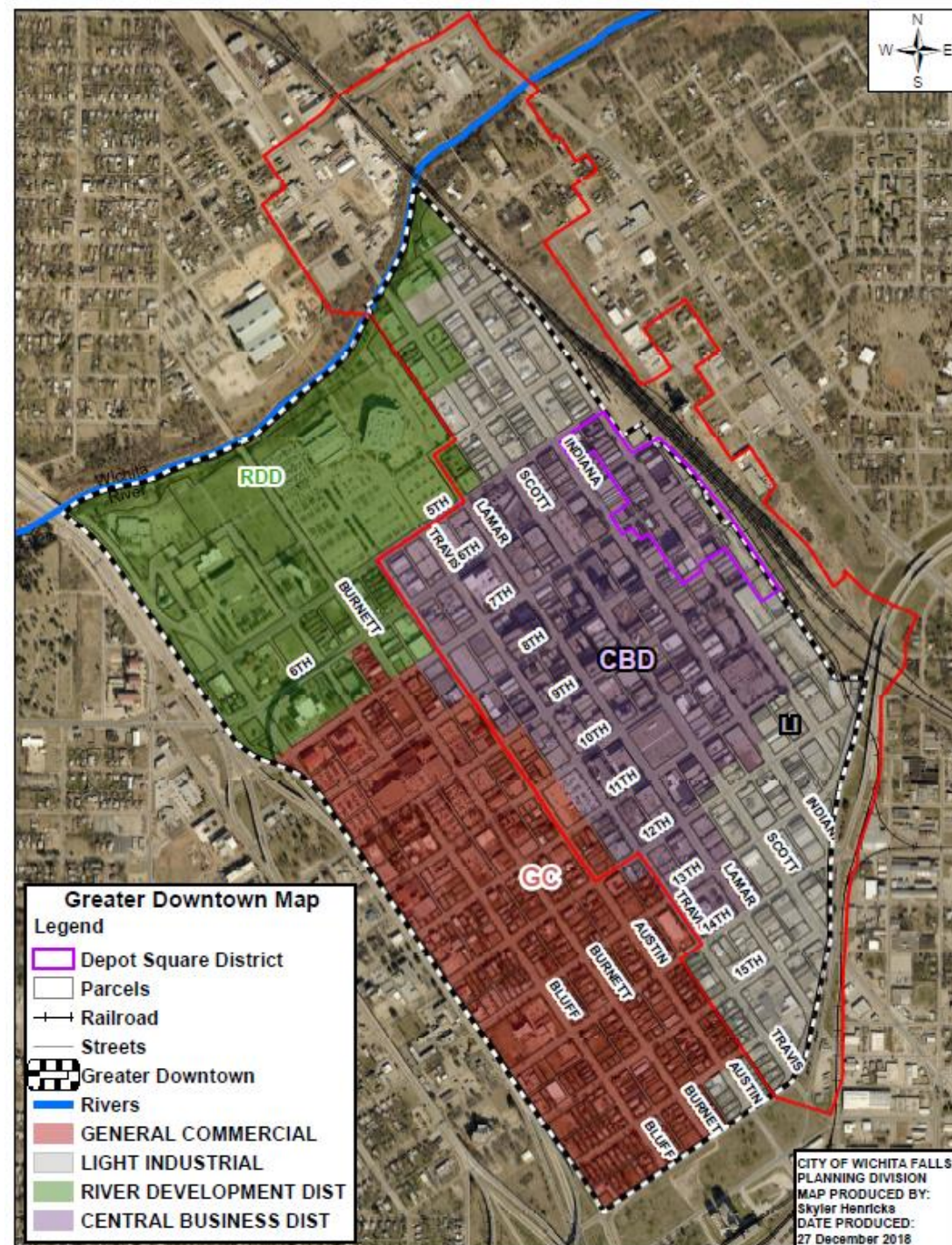
- RDD – River Dev't District
- CBD – Central Business District
- GC – General Commercial
- LI – Light Industrial

### 824 parcels:

- 67 - RDD parcels
- 259 - CBD parcels
- 341 - GC parcels
- 157 - LI parcels

1 - Historic District (purple)

1 - TIF #4 Zone (red)





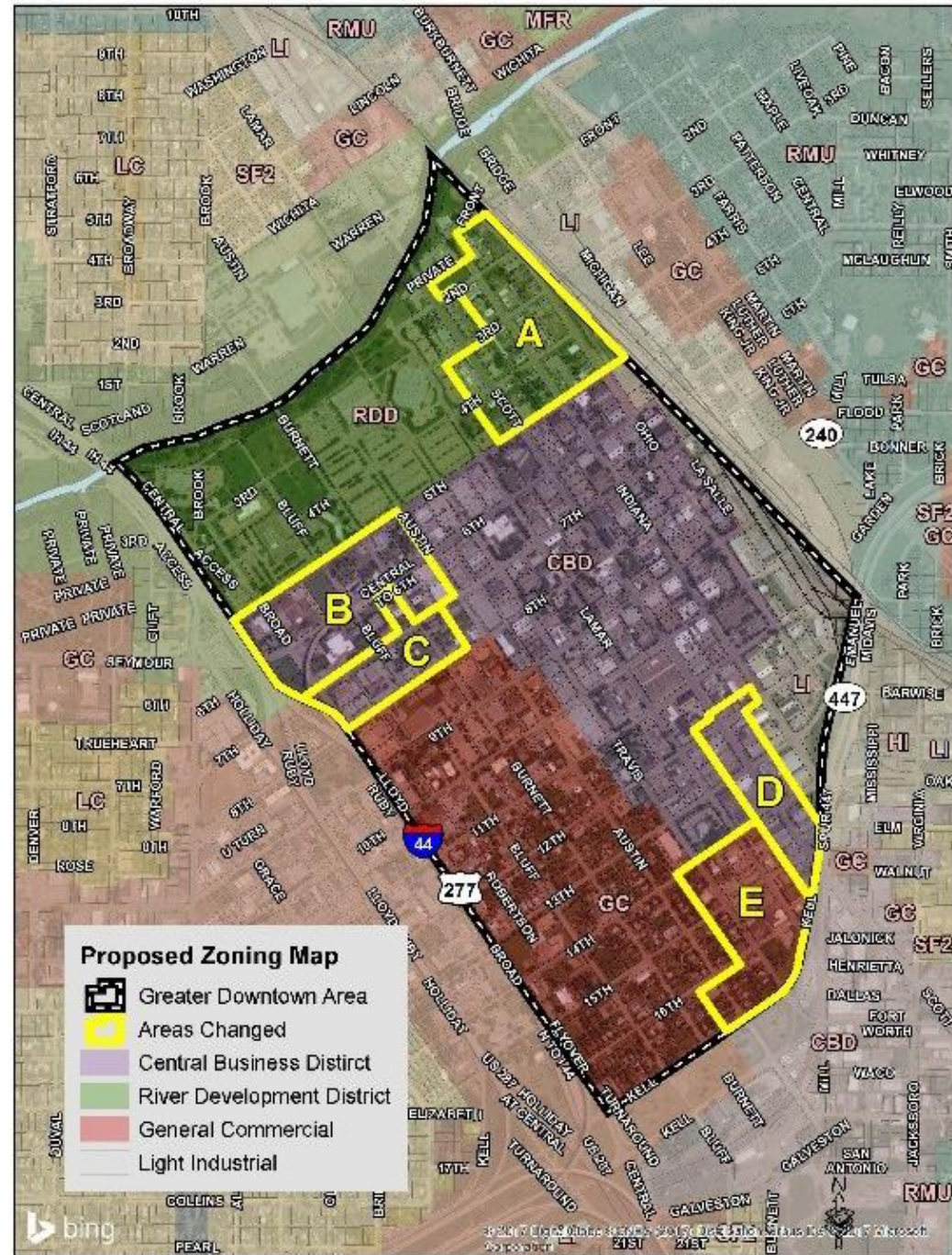
# Downtown Strategic Plan

## Recommendations from Freese & Nichols Diagnostic Report

Consider 5 rezone areas:

- A** – north/east section;  
LI change to RDD
- B** – west section;  
RDD change to CBD
- C** – west section;  
GC change to CBD
- D** – south/central section;  
LI change to CBD
- E** – south section;  
LI change to GC

183 parcels identified for zone change  
(22% parcels downtown)



# Special Considerations: Streetscapes Initiative

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- Streetscapes Recommendations
  - Coordinated streetscape improvements from 7<sup>th</sup>-10<sup>th</sup> Street; LaSalle alley – Scott Ave.
  - Improved overall experience with ‘Complete Streets’ approach which addresses overall design for all types of access (bi-ped, vehicular, etc.) for better use & safety
  - *Initial priority:* Improvements (façade-to-façade) 8<sup>th</sup> St; Indiana to Scott Ave.
- Gateways and Critical Corridors
  - 6<sup>th</sup>, 8<sup>th</sup> and Scott
  - Additional focus on uses and facades for corridors in/out of downtown
  - Enhance visual appearance





# Downtown Strategic Plan

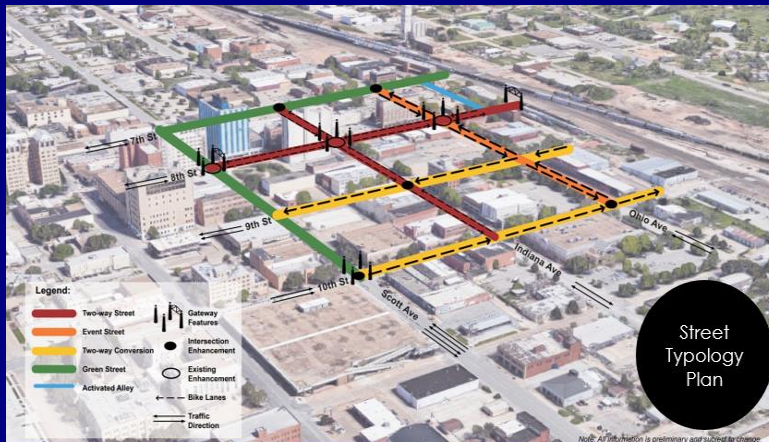
## Recommendations from Freese & Nichols Report

### Overview:

## Renderings for Potential Complete Streets Design in Downtown Core

*8<sup>th</sup> Street Corridor  
Indiana Corridor*

*(Streetscapes Committee)*



# Non-Conforming Uses

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- What is a Non-Conforming Use?

A legal use which is not a permitted use in that zoning district and existed prior to the enactment of zoning within the city but because of changes in zoning ordinance regulations, no longer complies with ordinance requirements

Examples include:

- Land use changes;
- Setback changes;
- Building height/lot coverage;
- Parking

- What if a Non-Conforming Use Closes?

- Use discontinues operations or remains vacant or unused for two years in Wichita Falls; non-conforming status terminates
- Option to appeal to Planning & Zoning Commission for conditional use permit for continuance



# Non-Conforming Uses

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What's typical for compliance?

Researched 11 comparison cities

Results ranged from 3mo – 2years

Logical consideration proposed for  
Wichita Falls downtown:

1-year expiration for non-  
conforming uses

Comparison City	Expiration Date
Abilene	6 months
Beaumont	1 year
College Station	3 months
Denton	1 year
Edinburg	either 12 or 6 month consecutive*
Lewisville	3 months
McAllen	6 months consecutive
Odessa	6 months or 18 months in 3yr period
San Angelo	1 year
Tyler	6 months
Waco	2 years
<b>Wichita Falls</b>	<b>2 years</b>





# Greater Downtown Zoning:

## Existing Land Use & Zoning Analysis

Overview:  
824 parcels

4 zoning districts:

RDD – River Dev't District

green outline

CBD – Central Business District

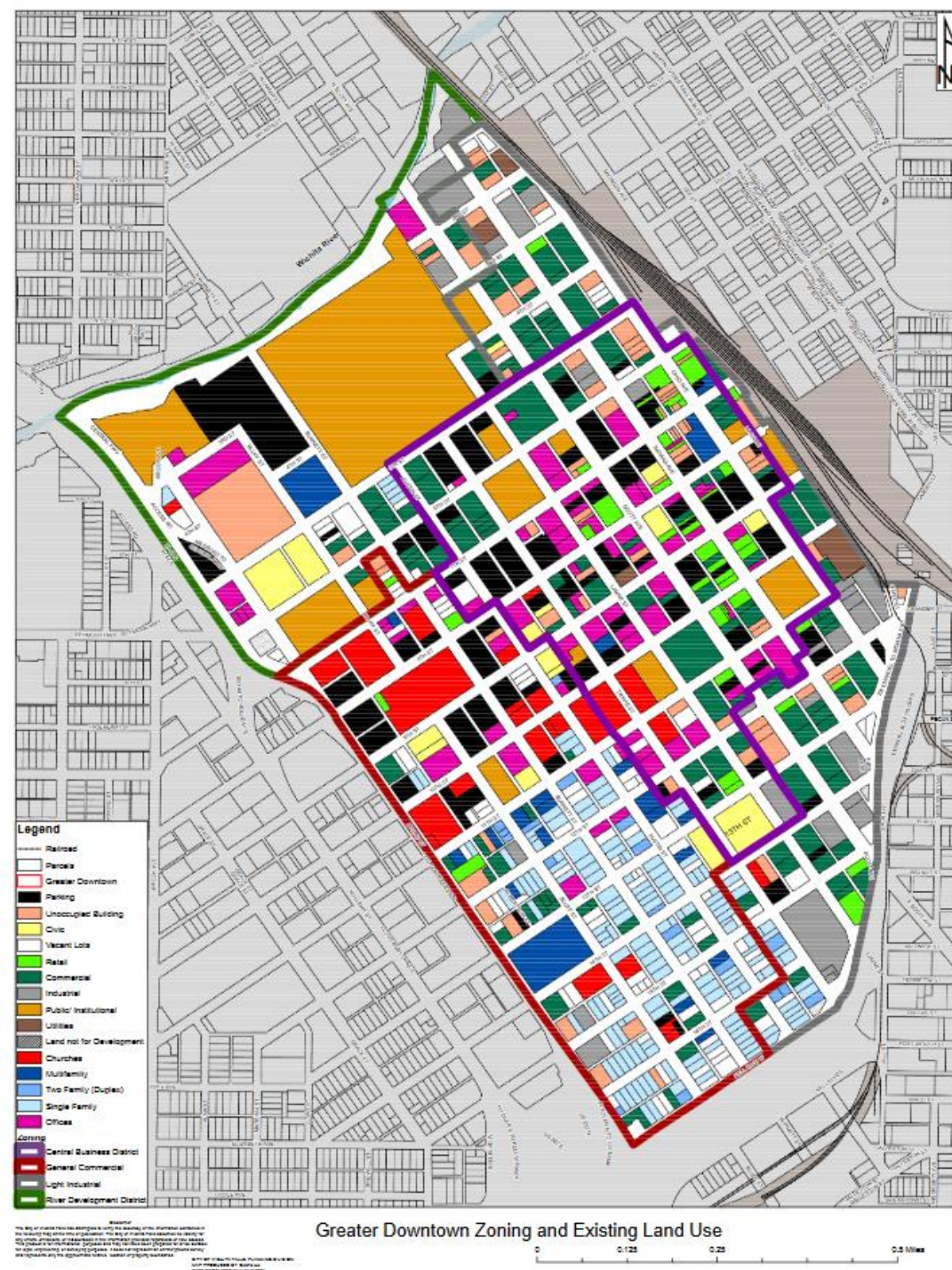
purple outline

GC – General Commercial

red outline

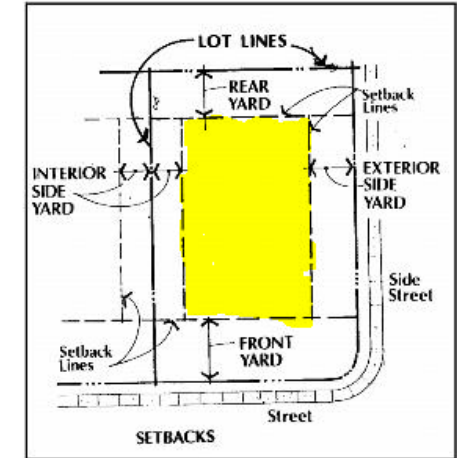
LI – Light Industrial

grey outline



# Development Standards

- What are these?
  - Component of the zoning ordinance
  - Elements related to:
    - Setbacks – front, interior side, exterior side, rear
    - Height
    - Building coverage – amount of lot area covered by buildings
- Special Conditions in General Commercial:
  - No conditions noted beyond compliance with standard:
    - screening/buffering
    - parking
    - signage
    - landscaping





# General Commercial - Downtown: What's Logical?





# General Commercial-Downtown District – Plan Overview

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- Zoning Diagnostic Report: Purpose for General Commercial-Downtown (GC-D)
  - Accommodate commercial activities complimenting downtown core
  - Characterized by office, retail, service uses and limited residential
  - Encourage mixed-use style developments
  - Eclectic mix of buildings/styles: older warehouse buildings repurposed; new structures
- Plan Considerations & Recommendations for GC-D
  - Uses will differ from General Commercial Zones outside downtown
  - Gateway corridors (west 8<sup>th</sup> St) change zone
  - Vision of downtown: Zones + Uses need to match
  - Address low-density residential in southwest sector; conditional uses



# Proposed Zoning Boundaries Greater Downtown

Recommendations from  
Freese & Nichols Diagnostic Report

Overview:  
824 parcels

## 4 – Zoning Districts:

RDD – River Dev't District

CBD – Central Business District

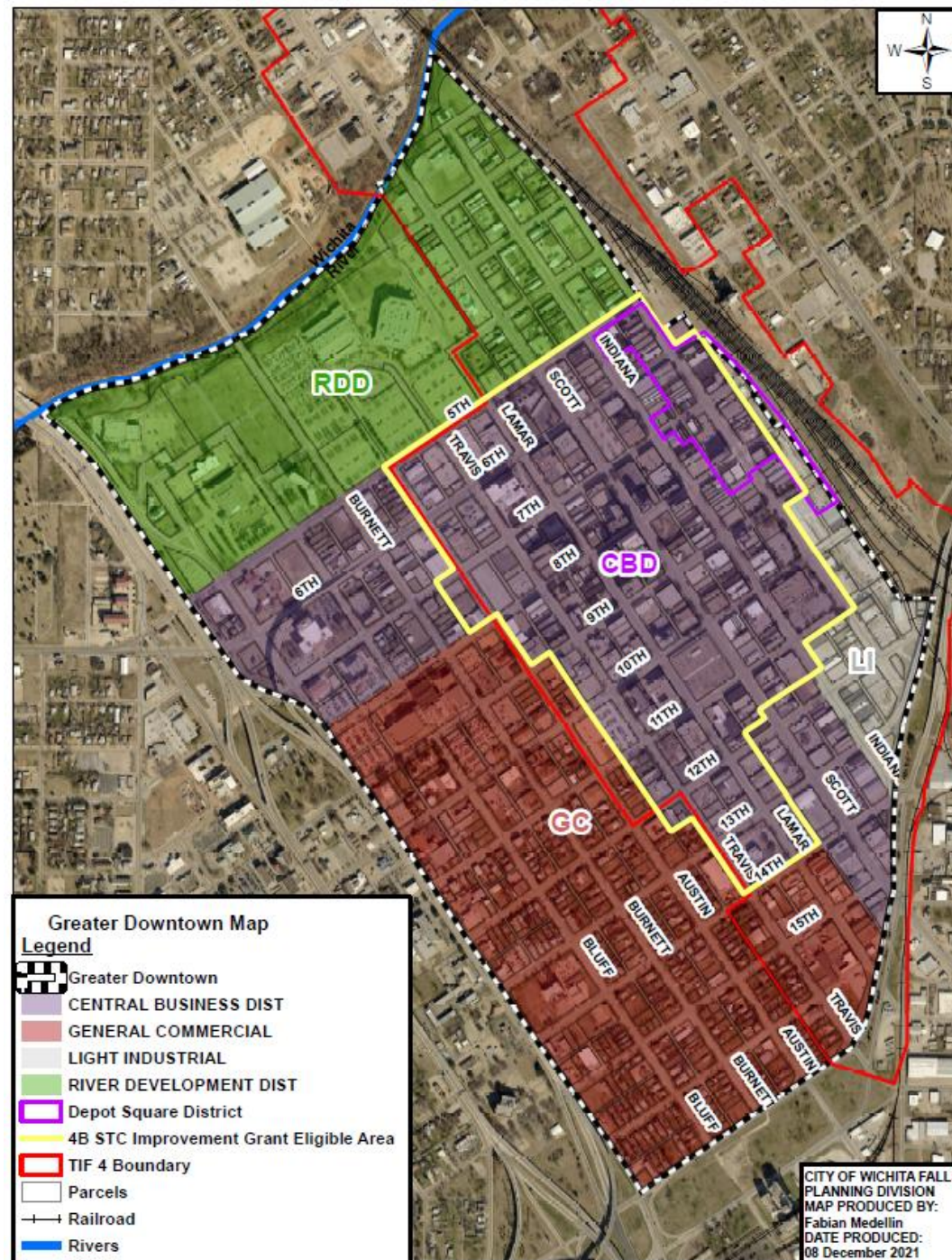
GC-D – General Commercial-Downtown

LI-D – Light Industrial-Downtown

1 - 4B STC Improvement Zone (yellow)

1 – Depot Square Historic District (purple)

1 - TIF #4 Zone (red)





# Downtown Strategic Plan

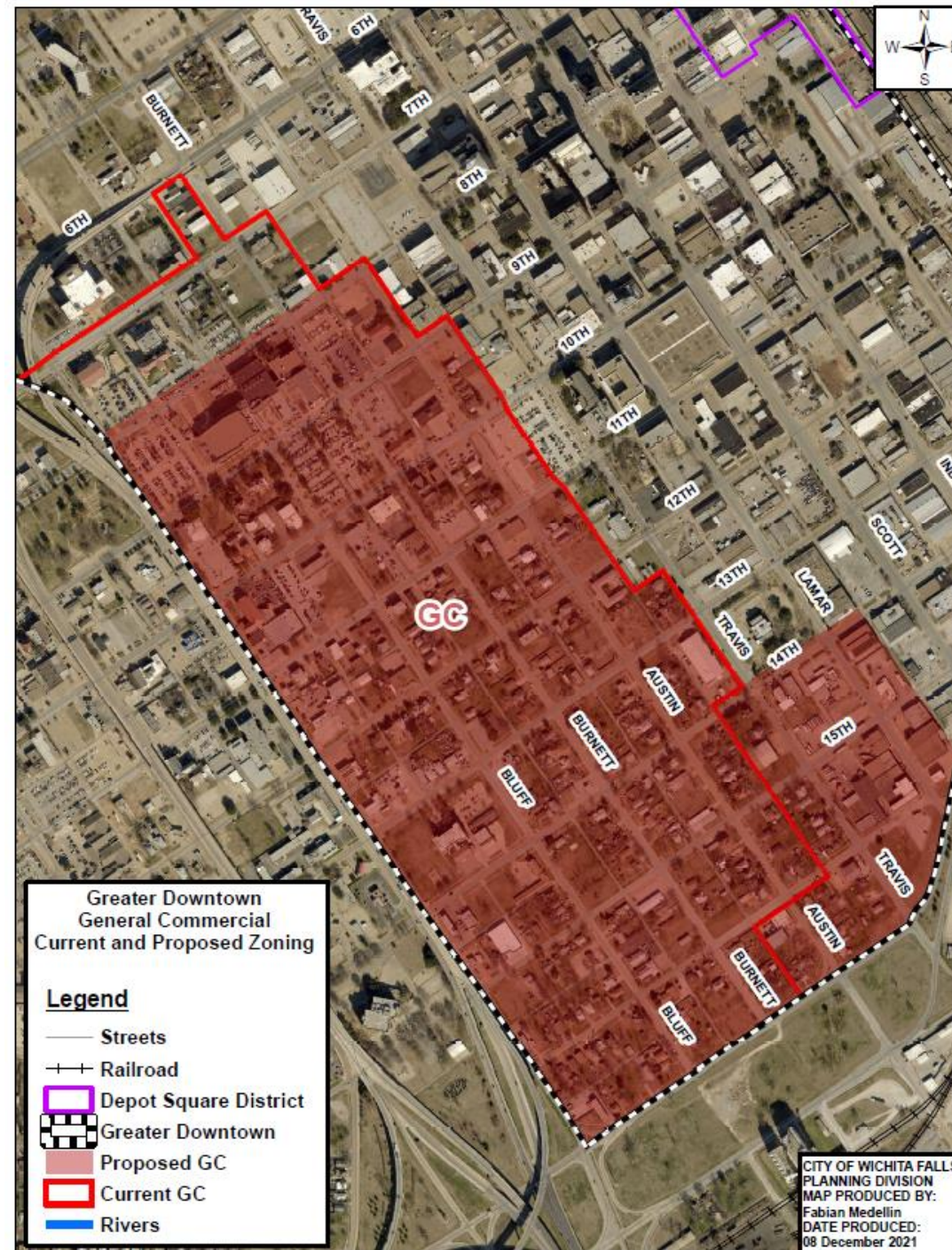
## Recommendations from Freese & Nichols Diagnostic Report

### Area Changes:

**C** – west section  
General Commercial (GC) to CBD  
24 parcels removed

**E** – south/central section;  
Light Industrial (LI) to General  
Commercial (GC)  
43 parcels added

*Total proposed GC-D parcels: 360*





# Downtown Strategic Plan

## Western Section Downtown Area C: GC to CBD Overview:

7<sup>th</sup> Street – 8<sup>th</sup> Street

Burnett – I-44 frontage road

24 parcels removed

## Predominant Uses:

Vacant Commercial Land

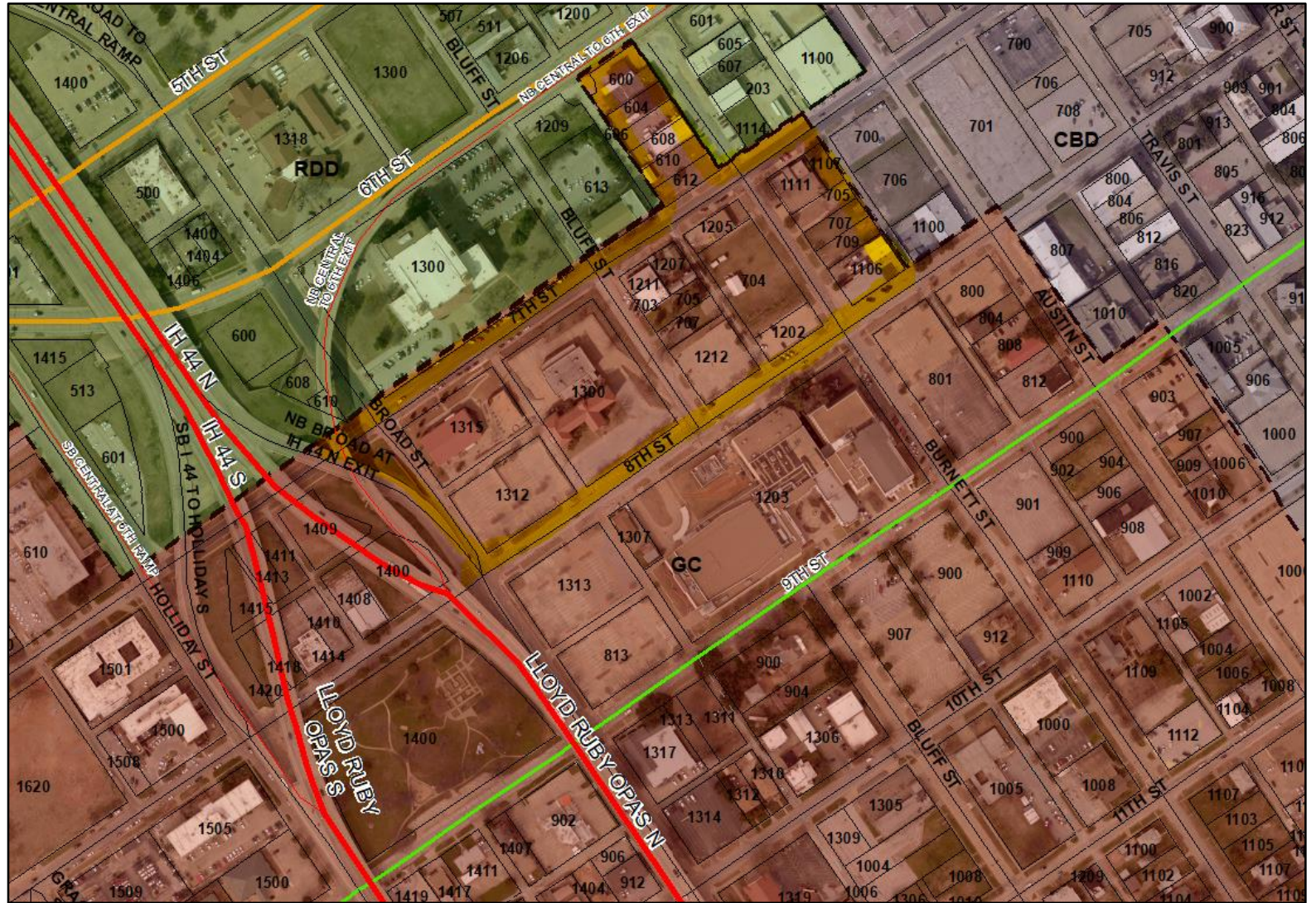
Office Buildings

Warehouses

Parking Lots

Church/Religious

Specialty Shop





# Downtown Strategic Plan

## South-Central Downtown Area E: LI to GC-D Overview:

Lamar – Austin

14<sup>th</sup> St – Kell/Spur 447

43 parcels added

## Predominant Uses:

Single-Family/Duplex Residential

Vacant Land

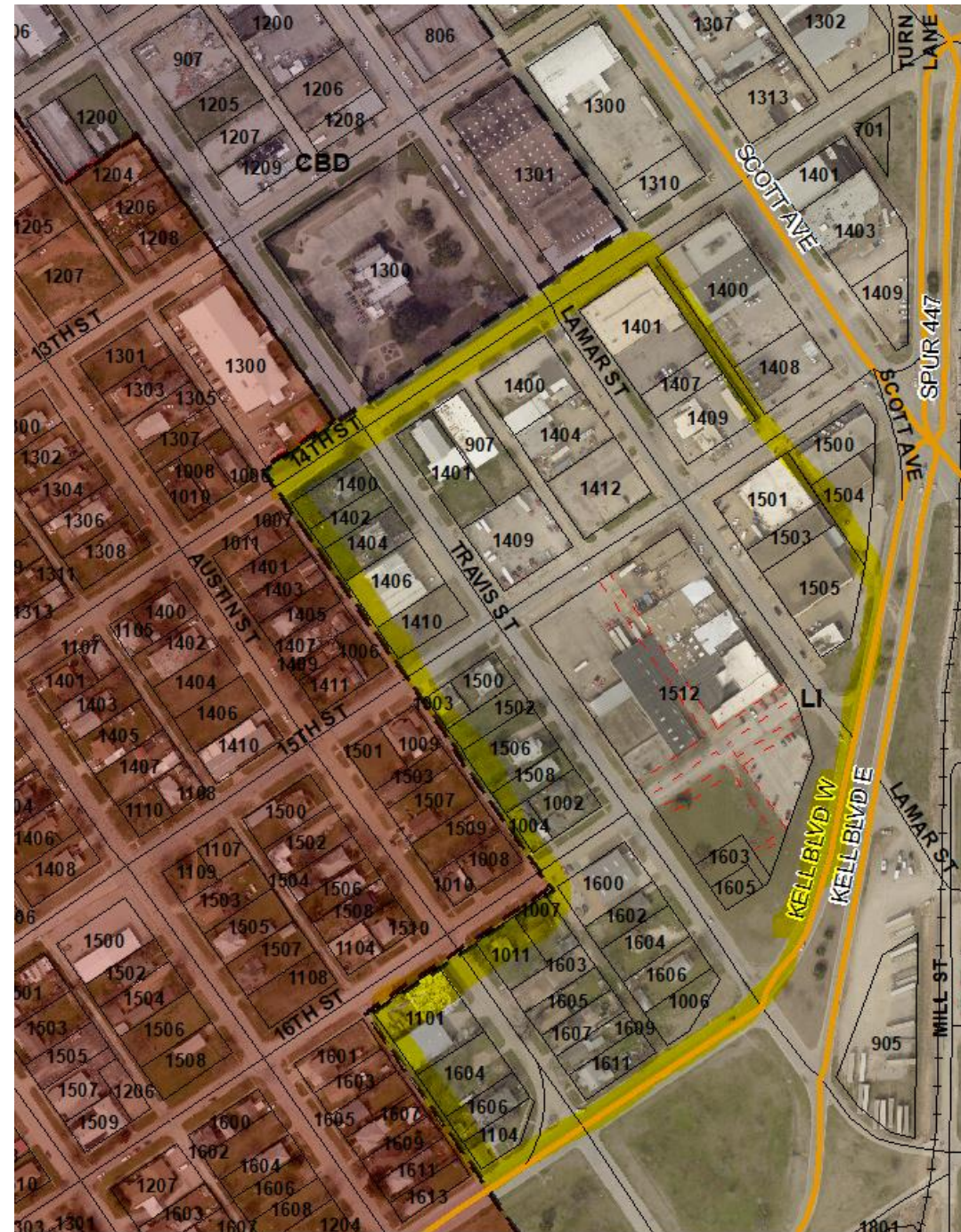
Bars/Lounge/Club

Distributors

Parking Lots

Garage/Auto Repair

General Contractor



# Downtown District Use Table

- Listing of detailed land uses by zone & category based on:

1. Residential
2. Institutional-Governmental
3. Office
4. Services (Personal & Business)
5. Retail
6. Transportation & Auto Services
7. Amusement & Recreation
8. Commercial & Wholesale Trade
9. Light Assembly/Industrial
10. Mineral Extraction
11. Temporary Uses

- Uses either: **P** - permitted; **C** – conditional; or not allowed
- Encourage mixed-use developments

## Retail

TYPES OF LAND USES		Greater Downtown Zoning Districts			
		CBD	GCD	RDD	LID
Retail	Generally, the sale of goods and services from individuals or businesses to the end-user, whereby sales taxes are normally paid. A retailer purchases goods or products in large quantities from manufacturers directly or through a wholesale, and then sells smaller quantities to the consumer for a profit.				
Alcoholic Beverage Sales (Subject to Section 5400 Wichita Falls Zoning Ordinance)		P	P	P	P
Antique Shop (No Outside Sales or Storage)		P	P	P	
Antique Shop (With Outside Sales or Storage)		C	C	C	P
Apparel Shop		P	P	C	
Art Gallery/Museum/Dealer		P	P	P	
Artist Studio		P	P	P	P
Bakery - Retail (Eating Establishment, No Drive-Thru)		P	P	P	
Bakery - Retail (With Drive-Thru)		C	P	C	
Bakery (Wholesale)			C	C	P
Book/Stationery Shop (Retail Only)		P	P	P	P
Building Material Sales/Lumber Yard					C
Catering Service		C	P	P	P
Consignment Shop		P	P		
Convenience Store (No Gasoline Sales)		C	C	C	
Convenience Store (With Gasoline Sales)			C		P
Drinking Establishment/Bar - Licensed as a Private Club		C	P	C	P
Drinking Establishment/Bar < 50% food sales		C	C	C	
Eating Establishment/Restaurant (No Drive-Thru Service)		P	P	P	
Eating Establishment/Restaurant/Kiosk (With Drive-Thru Service)		P	P	P	
Eating Establishment with Micro-brewery (onsite mfg. and sales) > 50% food sales		C	C	P	
Food Truck (non-special event)		C	C	C	C
Electronic Goods (Retail Only)		P	P	C	



# Input & Discussion

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- **Downtown Use Table...Question & Answer Session**

- GC-D Proposed Uses:

- Residential – Multi-family 4+ units; Bed & Breakfast; Condominium
    - Institutional/Government
    - Office
    - Services (Personal/Business)
    - Retail

- GC-D Limited Use Categories:

- **Residential:** *Conditional – Single-Family; Duplex; Triplex; Townhouse*
    - **Auto/Transportation Services:** *Conditional – Auto Part Sales; Vehicle Rental; Car Wash; Parking Lot/Garage; State Inspection; Taxi/Uber/Limousine Service; Tire Sales*
    - **Amusement/Recreation:** *Conditional – Commercial Recreation/Amusements; Billiard/Bingo Facility; Swimming Pool (private/commercial); Tennis Courts (public/lighted)*
    - **Commercial/Wholesale Trade:** *Conditional – Outdoor Sales; Commercial Laundry; HVAC Sales/Service; Mini-warehouse; Moving/Storage Company; Pawn Shop; Propane Sales/Filling; Sign Shop*
    - **Light Assembly/Industrial:** *Conditional – Alcohol Distillery; Candy/Food Processing; Dairy Distribution; Research Lab (non-hazardous)*
    - **Temporary:** *Conditional – Christmas tree lot; Container(temp storage for seasonal sales); Outdoor Entertainment*

- GC-D Not Permitted Uses:

- Mineral Extraction

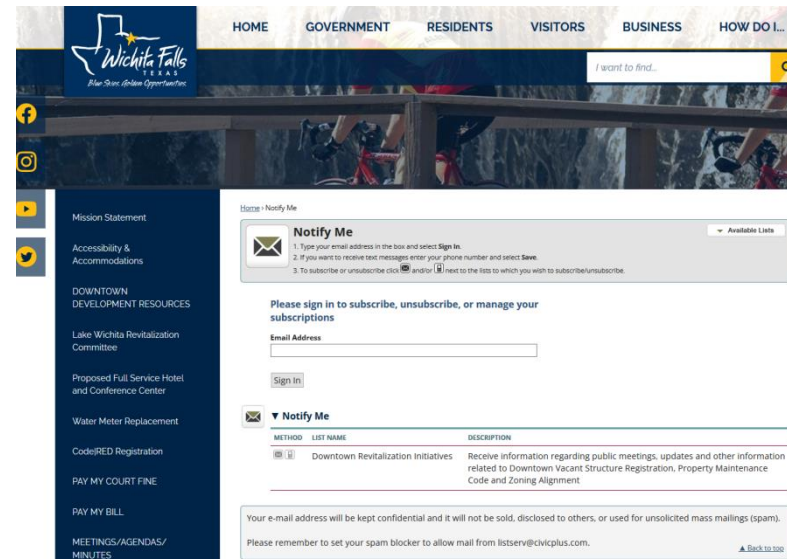
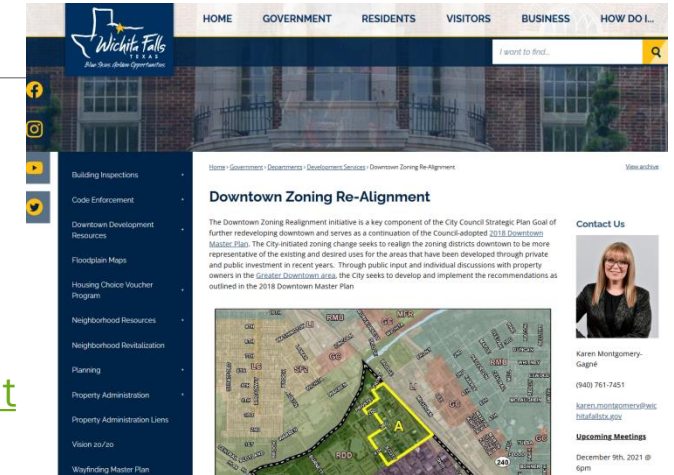
# Want More Information...

- Want to stay informed moving forward...

- Provide Phone/Email for Future Contact;
- Visit the City's Weblink for Meeting Dates & Project Info:

<https://tx-wichitafalls3.civicplus.com/2257/Downtown-Zoning-Re-Alignment>

- Sign-up for *Notify Me*





# Adjournment & Thank-you for Attending

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